# City of St. Louis Consolidated Annual Performance and Evaluation Report 2010











Hon. Francis G. Slay Mayor



Jill Claybour
Acting Executive Director

## 2010

# CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Francis G. Slay Mayor

Jill Claybour
Acting Executive Director
Community Development Administration

March 31, 2011





Francis G. Slay Mayor Jill Claybour Acting Executive Director

March 31, 2011

Dear Citizens of St. Louis:

Each year the City of St. Louis is required to prepare a report describing accomplishments made possible during the previous year through four federal programs that are funded by the U.S. Department of Housing and Urban Development (HUD).

- CDBG Community Development Block Grant
- HOME HOME Investment Partnership Funds
- HOPWA Housing Opportunities for People with AIDS
- ESG Emergency Shelter Grant

The Consolidated Annual Performance and Evaluation Report documents the many activities, initiatives and services that were made possible by these four federal programs. This report also serves as an overview of development activity and municipal services that collectively help to implement the City's Five Year Consolidated Plan.

Those citizens with questions or comments concerning this report are encouraged to contact me at 314-622-3400 extension 223. You may also forward any questions or comments by e-mail to <a href="mailto:claybourj@stlouiscity.com">claybourj@stlouiscity.com</a>.

Sincerely,

Jul Claybour

Jill Claybour Acting Executive Director

**PAGE** 

#### **GENERAL**

INTRODUCTION	1
GENERAL QUESTIONS	2
Assessment of One-Year Goals and Objectives	2
Affirmatively Furthering Fair Housing	7
Addressing Obstacles to Meeting Underserved Needs	9
Leveraging Resources	9
MANAGING THE PROCESS	11
CITIZEN PARTICIPATION	12
Geographic Distribution  CDBG-Funded Public Services Projects  CDBG-Funded Community Based Development Organizations  CDBG/HOME Funded For-Sale Residential Development  CDBG/HOME Funded Rental Development.  CDBG/HOME Funded Home Repair Program Participants  Home Buyer Assistance Program Participants  CDBG Community Education Centers  CDBG Expanded Recreation Centers  ESG Projects  HOPWA Projects  INSTITUTIONAL STRUCTURE	14 15 16 17 18 20 21 22 23
MONITORING	25
Frequency and Methodology	25
Results and Improvements	30
Self Evaluation	31
LEAD-BASED PAINT	48

**PAGE** 

#### **HOUSING**

HOUSING NEEDS49
SPECIFIC HOUSING OBJECTIVES50
Progress in Meeting Affordable and Section 215 Housing Goals50
Efforts to Address "Worst-Case" and Disability Housing Needs51
PUBLIC HOUSING STRATEGY52
BARRIERS TO AFFORDABLE HOUSING55
HOME INVESTMENT PARTNERSHIP57
HOME Match Report57
HOME MBE and WBE Report57
GOALS AND OBJECTIVES ASSESSMENTS
HOMELESS
HOMELESS NEEDS63
Actions Taken to Address Homeless Needs
Actions Taken to Help Homeless Transition to Permanent Housing65
New Federal Resources Obtained From Homeless SuperNOFA66
SPECIFIC HOMELESS PREVENTION ELEMENTS69
EMERGENCY SHELTER GRANTS (ESG)72
Addressing Emergency Shelter and Transitional Housing Needs72
Assessment of ESG Goals and Objectives

PAGE	E
Matching Resources76	5
ESG Funded Project Worksheets	3
COMMUNITY DEVELOPMENT	
COMMUNITY DEVELOPMENT82	2
Assessment of CDBG Goals and Objectives	)
Program Objectives Change Narrative89	I
Assessment of Efforts in Carrying Out Planned Activities91	
Funds Not Used for National Objectives	
Anti-Displacement and Relocation 93	
Low/Mod Job Activities93	
Low/Mod Limited Clientele Activities	
CDBG/HOME Funded Project Worksheets96	
Financial Summary Report (PR26)	
Program Income Received	
Prior Period Adjustments	
Loans and Other Receivables	
Lump Sum Agreements	
Housing Rehabilitation207	
Neighborhood Revitalization Strategies	
ANTIPOVERTY STRATEGY210	

**PAGE** 

	HOMELESS SPECIAL NEEDS	
ľ	NON-HOMELESS SPECIAL NEEDS	212
	Non-Homeless Special Needs Table	213
S	SPECIFIC HOPWA OBJECTIVES	214
	Overall Assessment of HOPWA Goals and Objectives	214
	Executive Summary/Accomplishments	218
	Grantee and Community Overview	218
	Project Accomplishment Overview	
	Barriers or Trends Overview	
	Performance Chart 1-Actual Performance in the Provision of Hou	using.228
	Performance Chart 2 – Comparison to Planned Housing Actions	
	HOPWA Funded Project Worksheets	230
N	MONITORING	239
	Measuring Performance Outcomes	245
$\mathbf{E}$	R NARRATIVE	
S	SECTION 3	272
N	MBE/WBE PARTICIPATION	280
S	ECTION 108 – CDBG FUNDS	281
	Overview	281
	Section 108 Near Southside Development	282
	Accomplishments	
	Section 108 Neighborhood Development	284
	Accomplishments	285
	Section 108 Loan Accomplishments Report	287

|--|

Λ	PP	TI	ID	TY
$\Delta$	I I	EI	117	